

Authority: Etobicoke York Community Council Item EY6.1, as adopted by City of Toronto Council on July 19 and 20, 2023  
City Council voted in favour of this by-law on July 20, 2023  
Written approval of this by-law was given by Mayoral Decision 8-2023 dated July 20, 2023

## CITY OF TORONTO

### BY-LAW 756-2023

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 1860, 1860A 1862, 1864, 1866, 1866A, and 1868 Keele Street.**

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of RM (f12.0; u2; d0.8) (x252) to a zone label of CR SS2 (x871) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 871 so that it reads:

(871) Exception CR 871

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 1860,1860A, 1862, 1864, 1866, 1866A, and 1868 Keele Street, if the requirements of By-law 756-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (P) below;

- (B) Despite Regulation 40.10.20.40(1), **dwelling units** are permitted in a **mixed use building**;
- (C) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 130.7 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.10(2) and 40.10.40.10(7), the permitted maximum height of a **building** or **structure** are the number in metres following the letters "HT" as shown on Diagram 3 of By-law 756-2023;
- (E) Despite Regulation 40.10.40.10 (5), the required minimum height of the first **storey** does not apply to residential uses located on the ground floor;
- (F) Despite Regulations 40.5.40.10(3) to (8) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 756-2023:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 5.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 5.0 metres;
  - (iii) planters, **landscaping** features, guard rails, parapets, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres; and
  - (iv) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (G) Despite Regulations 40.5.1.10(3)(A) and 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 17,800 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 17,450 square metres;
  - (ii) the permitted maximum **gross floor area** for residential uses on 19<sup>th</sup> floor is 385 square metres;
  - (iii) the permitted maximum **gross floor area** for electrical, utility, mechanical and ventilation rooms on 19<sup>th</sup> floor is 150 square metres; and
  - (iv) the permitted minimum required **gross floor area** for non-residential uses is 350 square metres;

- (H) Despite Regulation 40.10.40.1(1), residential use portions in a **mixed use building** are not required to be located above non-residential uses and may be located in the first **storey** of the **building**;
- (I) A minimum of 25 percent of the total number of **dwelling units** on the **lot** must have two or more bedrooms and a minimum of 10 percent of the total number of **dwelling units** on the **lot** must have three or more bedrooms;
- (J) Despite Regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** at the following rate:
  - (i) at least 1.6 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 2.4 square metres of outdoor **amenity space** for each **dwelling unit**, of which 1.44 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (K) Despite Regulation 40.10.50.10(3), a 1.5 metre strip of land used for **soft landscaping** is not required along a **lot line** abutting a **lot** in the Residential Zone category;
- (L) Despite Regulations 40.10.40.70(2), 40.10.40.70(4), and 40.10.40.80(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 756-2023;
- (M) Despite Clauses 40.5.40.60 and 40.10.40.60 and (K) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) canopies and awnings, by a maximum of 3.0 metres;
  - (ii) deck, porches, and balconies inclusive of architectural features attached to these, to a maximum extent of 2.35 metres; and
  - (iii) architectural features on a **building** by a maximum of 0.35 metres;
- (N) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1 and Article 200.15.10, **parking spaces** and accessible **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.23 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) a minimum of 0.05 visitor **parking spaces** for each **dwelling unit**; and

- (iii) a minimum of one accessible **parking space** must be provided for every 25 **parking spaces** of the total parking supply or part thereof;
- (O) Despite Regulation 230.5.1.10(4), **bicycle parking spaces** must be provided in accordance with the following dimensions:
  - (i) minimum length of 1.80 metres; and
  - (ii) minimum width of 0.45 metres;
- (P) Despite Regulation 230.5.10.1(1), (3) and (5), 230.5.1.10(9)(A)(iii) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following:
  - (i) 0.9 "long term" **bicycle parking spaces** for each **dwelling unit**; and
  - (ii) 0.1 "short term" **bicycle parking spaces** for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

- 5.** Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

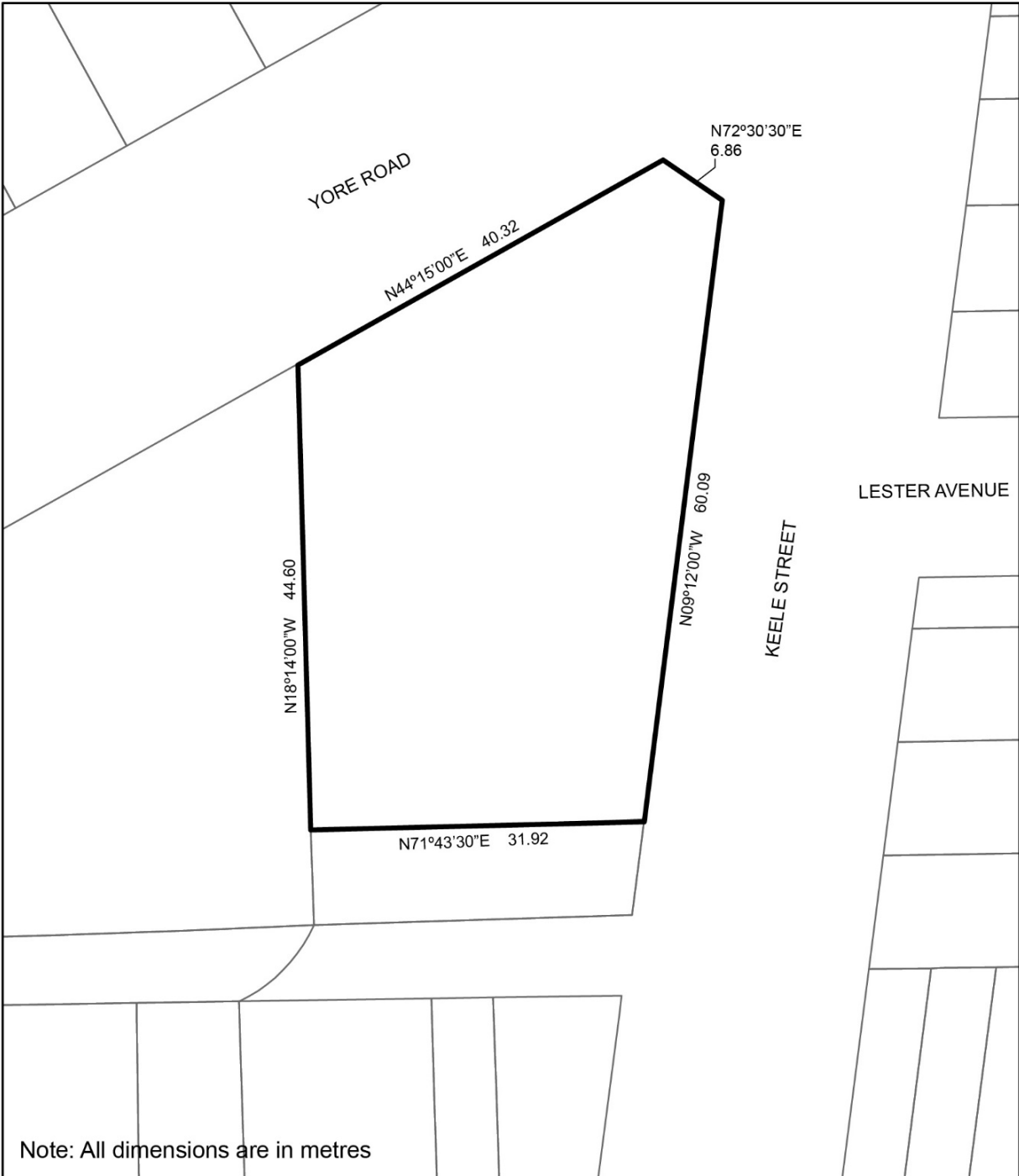
Enacted and passed on July 20, 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1



 **TORONTO**  
Diagram 1

1860-1868 Keele Street

File # 20 109056 WET 05 02

Diagram 2

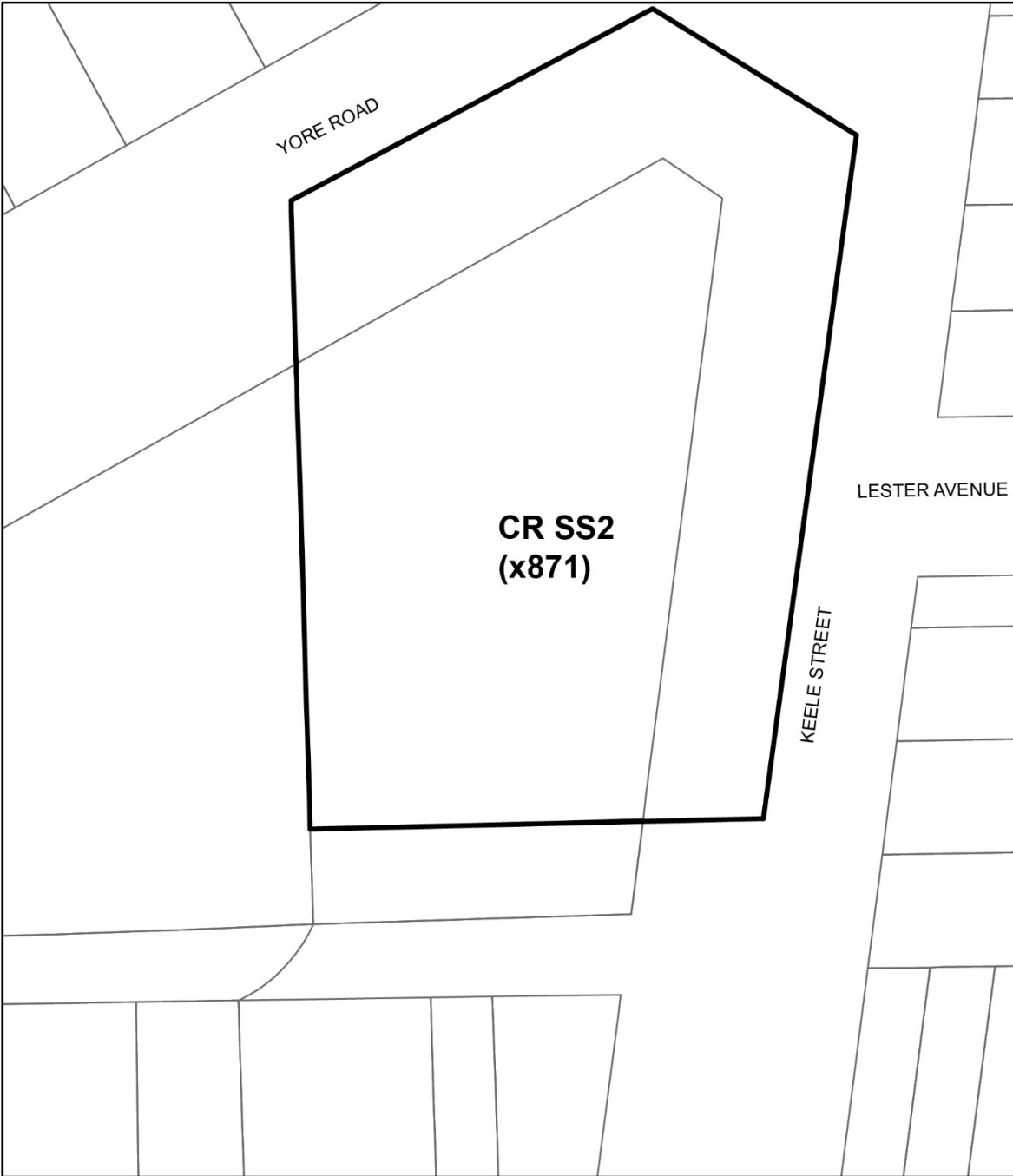
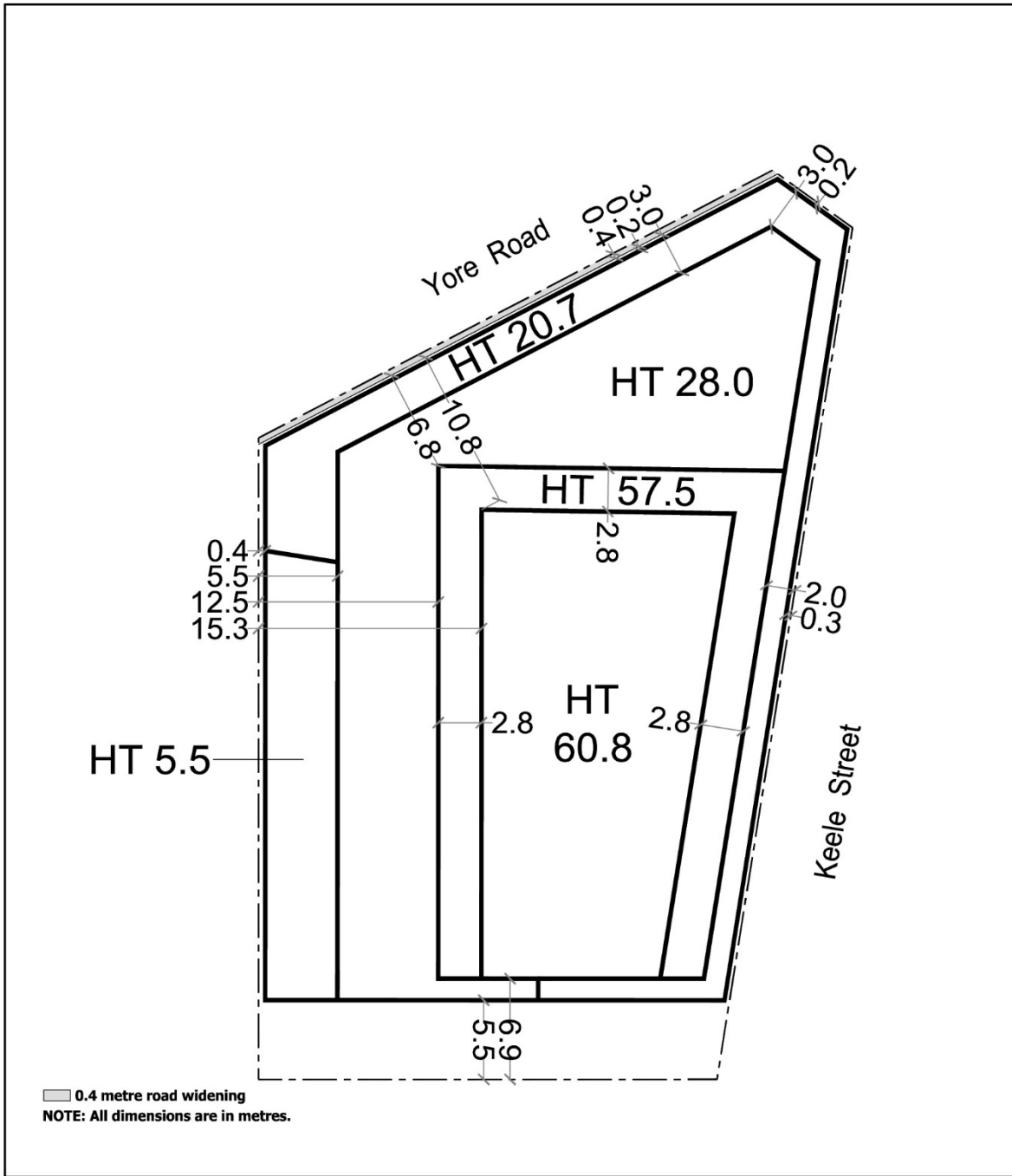


Diagram 3



**TORONTO**  
Diagram 3

1860-1868 Keele Street

File # 20 109056 WET 05 02